

## CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602

June 16, 2016

**10:00 A.M.**

### MINUTES

#### PRESENT

Martin Cabrera  
David Reifman  
Les Bond  
Laura Flores  
Sarah Lyons  
Patricia Scudiero  
Smita Shah  
Lucino Sotelo  
Alderman Walter Burnett  
Alderman Thomas Tunney

#### ABSENT

Doris Holleb  
Linda Searl  
Daniel Sih  
Michael Kelly  
Terry Peterson  
Rebekah Scheinfeld  
Alderman Edward Burke  
Alderman Proco Joe Moreno  
Alderman Daniel S. Solis  
Alderman Joseph Moore

- I. The Chairman called the meeting to order at 10:10 AM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with nine members present. Chairman Cabrera welcomed Commissioner Sotelo to The Chicago Plan Commission.
  - II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on June 16, 2016.
  - III. The Minutes of the May 19, 2016 Plan Commission Hearing were approved unanimously.
  - IV. **The following inter-agency items numbered 1 through 5 under Adjacent Neighbors, items numbered 6 through 10 under Negotiated Sales, and items numbered 11 through 13 under acquisitions and dispositions were approved by an omnibus vote of 10-0.**
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:
1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 848 North Massasoit Avenue (16-039-21) 29<sup>th</sup> Ward
  2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4725 South Paulina Street (13-039-21) 20<sup>th</sup> Ward
  3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4953 South Marshfield Avenue (13-039-21) 20<sup>th</sup> Ward

4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5839 South Shields Avenue (16-039-21) 34<sup>th</sup> Ward
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5337 South Damen Avenue (16-039-21) 16<sup>th</sup> Ward

### **Negotiated Sale**

6. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 4025 West Lexington Street (16-044-21) 24<sup>th</sup> Ward
7. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 6024 South Ada Street (16-045-21) 16<sup>th</sup> Ward
8. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 1411 & 1413 West 69<sup>th</sup> Street (16-046-21) 6<sup>th</sup> Ward
9. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 2049 West 63<sup>rd</sup> Street (16-047-21) 16<sup>th</sup> Ward
10. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 5422 South Ashland Avenue (16-048-21) 16<sup>th</sup> Ward

### **Acquisitions and Dispositions**

11. A resolution recommending the disposition of City-owned land to KMW Communities, LLC. For the development of market rate housing for the property generally located at 6134-36 South Greenwood Avenue, 6200-08 South Greenwood Avenue, 6223-25 South Greenwood Avenue, 6212-26 South Woodlawn Avenue, and 6221-23 South Woodlawn Avenue. (167-041-21) 20<sup>th</sup> Ward
12. A resolution recommending the disposition of City Owned land to Mr. Art Gurevich and Mr. Marko Boulding for the development of 10 townhouses for the property generally located at 3903 South Lake Park Avenue. (16-042-21) 4<sup>th</sup> Ward
13. A resolution recommending the disposition of 4 City Owned parcels to Mr. Benjamin Van Horne from Greenline Development LLC for nine Single-family homes for the property generally located at 6104 South Ellis Avenue, 6123 South Ellis Avenue, 507 East 60<sup>th</sup> Street and 535 East 60<sup>th</sup> Street. (16-043-21) 20<sup>th</sup> Ward

### **D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:**

1. A proposal to amend Residential Business Planned Development #1276 submitted by Savoy R.E. Development LLC, for the property generally located at 2328 N. California Avenue. The Applicant is amending the boundaries to include additional land that has been acquired and is proposing to construct a six-story mixed-use building which includes approximately 9,000 square feet of commercial space on the ground floor and 134 dwelling units on the floors above. The proposal will include 44 automobile parking stalls as well as 134 bicycle parking

stalls to serve the residential units. The Applicant is proposing to rezone the property from the current RBPB #1276 to Residential Business Planned Development #1276, as amended. (1<sup>st</sup> Ward) **Approved 9-0, Yeas – Commissioners Bond, Flores, Lyons, Reifman, Scudiero, Shah, Sotelo, Burnett and Cabrera**

2. A proposal to establish a waterway planned development submitted by 1511 W. Webster LLC., for the property generally located at 1515 W. Webster Avenue. The Applicant is proposing to construct a four-story office building which includes approximately 207,000 square feet of space. The proposal will include 197 automobile parking stalls as well as 200 bicycle parking spaces to serve the office tenants. The Applicant is proposing to rezone the property from the current PMD #2 (Elston Corridor Planned Manufacturing District) to a Waterway Planned Development. (2<sup>nd</sup> Ward) **Approved 9-0, Yeas – Commissioners Bond, Flores, Lyons, Reifman, Scudiero, Shah, Sotelo, Burnett and Cabrera**
3. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 685 submitted by the Chicago Park District for the property generally located at 3100 South Lake Shore Drive. The applicant proposes to expand the existing surface parking lot which is currently located on the subject site. (4th Ward) **Approved 9-0, Yeas – Commissioners Bond, Flores, Lyons, Reifman, Scudiero, Shah, Sotelo, Burnett and Cabrera**
4. A proposed Residential Business Planned Development submitted by John Kelly, for the property generally located at 768 North Aberdeen Street. The site is currently zoned M1-3 (Limited Manufacturing/Business Park District) and RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) The applicant proposes to rezone the site to a B3-5 (Community Shopping District) prior to establishing the Residential Business Planned Development. The proposal will allow an 11-story mixed-use building with ground floor retail and 168 dwelling units, accessory parking and accessory and related uses. (27th Ward) **Approved 8-0-1 with Commissioner Burnett being recused, Yeas Commissioners Bond, Flores, Lyons, Reifman, Scudiero, Shah, Sotelo and Cabrera**
5. A proposal to establish a planned development submitted by Vermilion Acquisitions LLC., for the property generally located at 3901 N. Broadway Avenue. The Applicant is proposing to construct a 10-story mixed-use building which includes approximately 3,200 square feet of commercial space on the ground floor and 100 dwelling units on the floors above. The proposal will include 59 automobile parking stalls to serve the residential units. The Applicant is proposing to rezone the property from the current B3-2 (Community Shopping District) to B3-5 (Community Shopping District) and then to a Residential Business Planned Development. (46<sup>th</sup> Ward) **Approved 10-0, Yeas – Commissioners Bond, Burnett, Flores, Lyons, Reifman, Scudiero, Shah, Sotelo, Tunney and Cabrera**
6. A proposed Residential Business Planned Development submitted by Wellstel LLC, for the property generally located at 1520-1532 N. Wells Street and 1513-1523 N. Wieland Avenue. The applicant proposes to rezone the site from B3-5 (Community Shopping District) and RM-5 (Residential Multi-Unit District) to B3-5 (Community Shopping District) prior to establishing the Residential Business Planned Development. The proposal will establish multiple subareas, to allow the development of a 13-story hotel with ground floor retail, four single-family homes and accessory parking and accessory and related uses. (27th Ward) **Approved 8-0-2 with Commissioners Burnett and Lyons being recused, Yeas Commissioners Bond, Flores, Reifman, Scudiero, Shah, Sotelo, Tunney and Cabrera**

- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
1. A resolution recommending the acquisition of land from David Fleishman (Terrapin Investments, LLC) for the development of future residential housing for the property generally located at 6013 South Calumet Avenue and 6048 South Martin Luther King Drive. (16-040-21) 20<sup>th</sup> Ward
  2. A resolution recommending the disposition of City Owned parcels to David Fleishman (Terrapin Investments, LLC) for the development of future residential housing for the property generally located at 6543-6549 South Kimbark Avenue and 6554 South Kimbark Avenue. (16-040-21) 20<sup>th</sup> Ward
  3. JFJ 300 Huron, LLC, for the property generally located at 701-711 North Orleans Street, 300-330 West Huron Street and 700-710 North Franklin Street. The Applicant proposes to construct a 304' building with 71 dwelling units, commercial space and accessory parking on a 32,503 square foot parcel. The property is currently zoned DX-5 (Downtown Mixed Use District) and will remain as such prior to establishing the proposed Residential Business Planned Development. (42<sup>nd</sup> Ward).
  4. A proposed technical amendment to Planned Development No. 499 submitted by Central Station, L.L.C, for the property generally located at 101-127 E. Roosevelt Road, 1209-1261, 1305-1321, and 1337-1355 South Michigan Avenue; 100-112 E. 13th St., 100-130 E. 14th St. and 1359-1527 S. Indiana Avenue. The applicant proposes to amend Subarea B to correct a transposition of numbers within the Bulk and Data Table for the permitted floor area. (3rd Ward)
  5. A proposed Amendment to Institutional Planned Development #1 (IPD #1), submitted by the Applicant, Armour Institute, LLC, for the property generally located between South Michigan Avenue on the east, 35<sup>th</sup> Street on the south, Metra Rock Island Railroad right-of-way on the west and approximately 30<sup>th</sup> Street on the north. The Applicant proposes to amend IPD #1 by adding residential uses as an allowed use and adaptively reusing the seven-story building located at 3300 South Federal Street for up to 104 residential units and other minor site alterations. (3<sup>rd</sup> Ward) **Deferred to date certain of 7/21/2016**

Adjournment: **11:55 AM**